



The Brooklands Horfield, Bristol

Our stunning new development of 1, 2, 3 and 4 bedroom homes are situated in the area of Horfield, North Bristol.

Welcome to The Brooklands, our fabulous new development in Horfield, North Bristol!

Situated in this charming suburb with a rich history dating back to Anglo-Saxon times and boasting Cary Grant as one of its previous residents! Today, Horfield is a vibrant community with a perfect mix of history, green spaces and modern conveniences.

Just a short 15-minute stroll away is Gloucester Road, a bustling street packed with independent shops, quirky boutiques, cosy cafes, and trendy bars. Not to mention the close proximity to local supermarkets.

Come and experience the best of both worlds in Horfield, where history meets modern living.

The Brooklands

Horfield, Bristol BS7 9SH | 01722 054 359

lindenhomes.co.uk

Linden
HOMES

The Brooklands Horfield, Bristol

Development layout



4 bedroom home

● The Wagtail

3 bedroom home

● The Jackdaw

● The Peregrine

Apartments

● 1 & 2 bedroom apartments

Pre-sold homes

● 2 bedroom homes

● 3 bedroom homes

● 4 bedroom homes

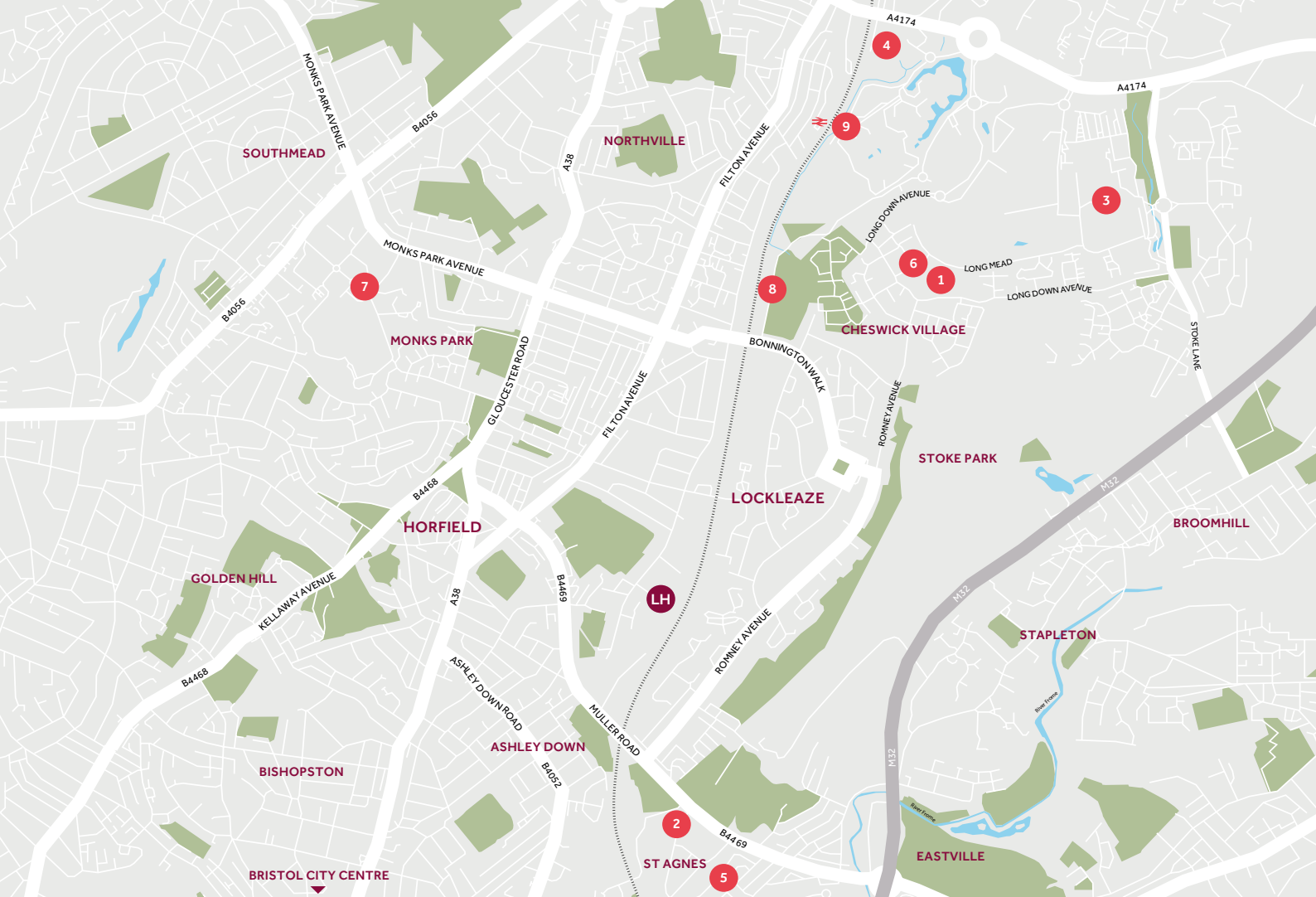
● 1 & 2 bedroom apartments

CR cycle rack SS sub station
CS cycle store BCP bin collection point

The site plan shown on this page has been produced for home identification purposes only and is not to scale.

The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre-sold" and other properties sold on the general market may not be sold to individual owner-occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly.

Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

- 1

Wallscourt Farm
BS16 1GE
- 4

Abbeywood Retail Park
BS34 7JL
- 7

Southmead Hospital
BS10 5NB
- 2

Fairfield High School
BS7 9NL
- 5

Eastgate Retail Park
BS5 6XU
- 8

Lockleaze Sports Centre
BS7 9XF
- 3

UWE
BS16 1QY
- 6

Co-op
BS16 1GU
- 9

Filton Abbey Wood Train Station
BS34 7LJ

Cover photograph of A traditional Bristolian scene of hot air balloons floating over the city as seen from Purdown. Not view from the development.

When you have finished with this leaflet please recycle it.

Linden Homes, Vistry Bristol
The Jacobs Building, Berkeley Place, Clifton,
Bristol BS8 1EH T.01722 638 969

Produced by House Marketing 205921

lindenhomes.co.uk



Linden
HOMES



The Jackdaw

3 bedroom home

The Brooklands

Dovercourt Road, Horfield,
Bristol, BS7 9SH | 01722 205 4359

lindenhomes.co.uk



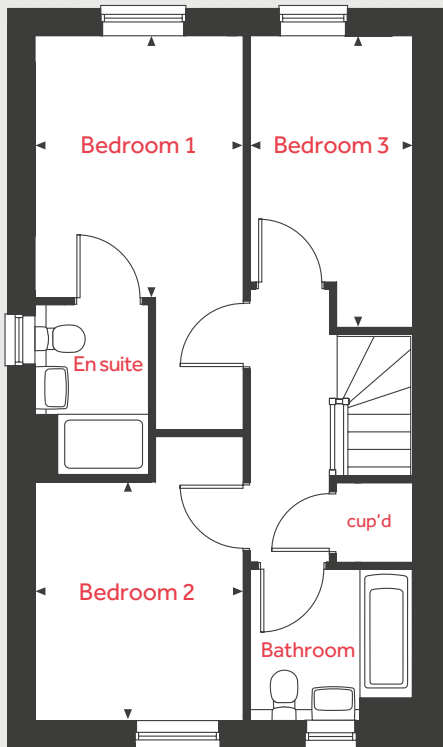
Linden
HOMES

The Jackdaw

3 bedroom home

Homes 1, 2, 4, 5, 6, 7, 139 & 140

First Floor



Ground Floor

Kitchen / Dining room

3.82m x 4.99m 12'6" x 16'4"

Living room

2.92m x 3.57m 9'7" x 11'9"

First Floor

Bedroom 1

2.75m x 3.46m 9'0" x 11'4"

Bedroom 2

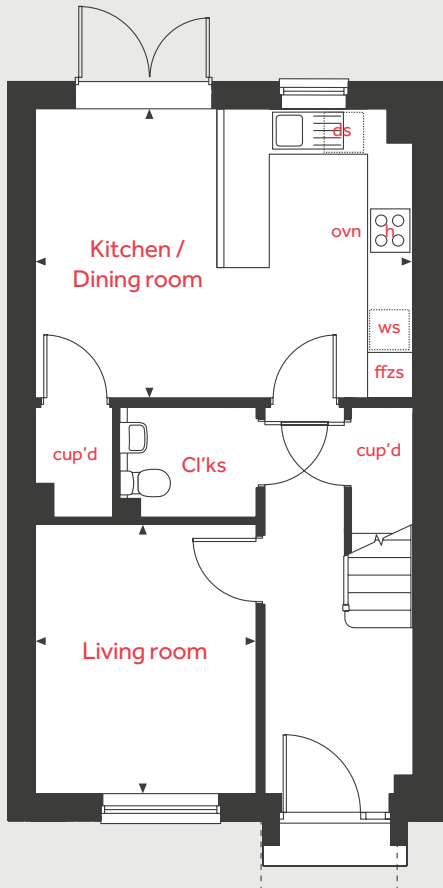
2.75m x 3.15m 9'0" x 10'4"

Bedroom 3

2.14m x 3.85m 7'0" x 12'8"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

Ground Floor



The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

06.25

Linden
HOMES



The Peregrine

3 bedroom home

The Brooklands

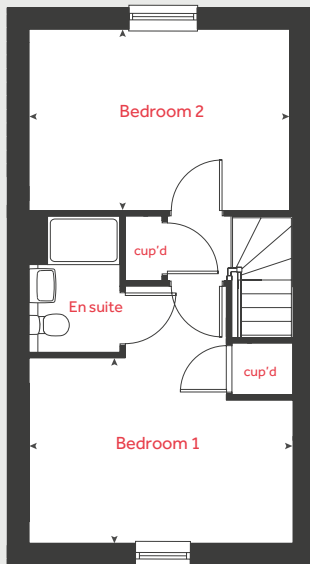
Dovercourt Road, Horfield,
Bristol, BS7 9SH | 01722 205 4359

lindenhomes.co.uk

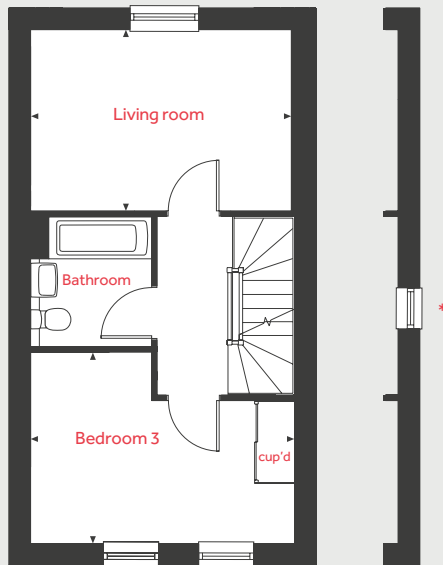


Linden
HOMES

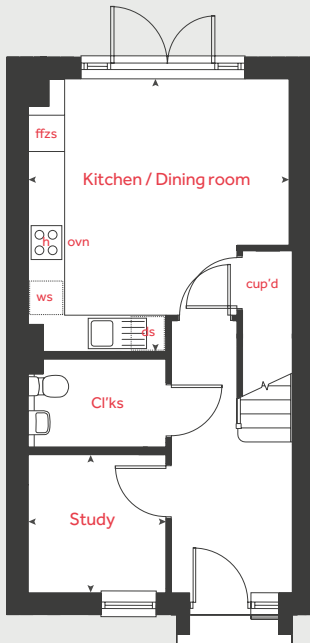
Second Floor



First Floor



Ground Floor



The Peregrine

3 bedroom home

Homes 3, 15, 16, 17, 22, 23, 24,
81, 82, 83, 84, 85, 86, 87, 92, 93,
94 & 138

Ground Floor

Kitchen / Dining room

4.30m x 4.50m 14'1" x 14'9"

Study

2.28m x 2.27m 7'6" x 7'5"

First Floor

Living room

4.31m x 2.99m 14'2" x 9'10"

Bedroom 3

4.36m x 3.16m 14'4" x 10'4"

Second Floor

Bedroom 1

4.36m x 3.06m 14'4" x 10'0"

Bedroom 2

4.36m x 2.99m 14'4" x 9'10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

* Applies to plots that are end of terrace

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

06.25

Linden
HOMES



The Wagtail

4 bedroom home

The Brooklands

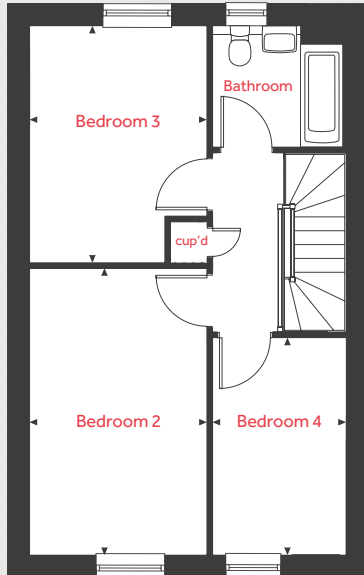
Dovercourt Road, Horfield,
Bristol, BS7 9SH | 01722 205 4359

lindenhomes.co.uk

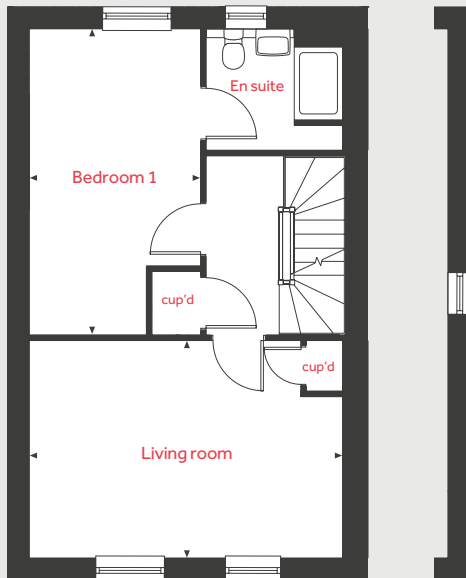


Linden
HOMES

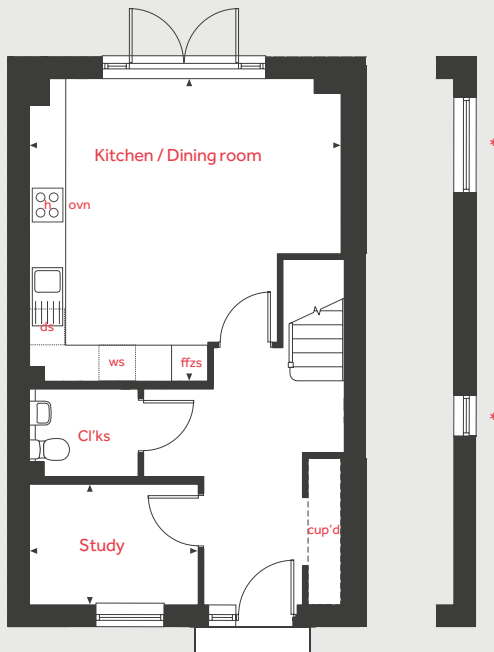
Second Floor



First Floor



Ground Floor



The Wagtail

4 bedroom home

Homes 18, 19, 20, 21, 77, 78, 79, 80, 88, 89, 90 & 91

Ground Floor

Kitchen / Dining room

5.11m x 4.98m 16'9" x 16'4"

Study

2.76m x 1.96m 9'1" x 6'5"

First Floor

Living room

5.11m x 3.55m 16'9" x 11'8"

Bedroom 1

5.01m x 2.78m 16'5" x 9'1"

Second Floor

Bedroom 2

4.68m x 2.88m 15'4" x 9'5"

Bedroom 3

3.87m x 2.88m 12'8" x 9'5"

Bedroom 4

3.54m x 2.17m 11'7" x 7'1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

* Applies to plots that are end of terrace - plots 21, 77 and 91 only.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

06.25

Linden
HOMES



The Robin Block 2

2 bedroom apartment

The Brooklands

Dovercourt Road, Horfield,
Bristol, BS7 9SH | 01722 205 4359

lindenhomes.co.uk



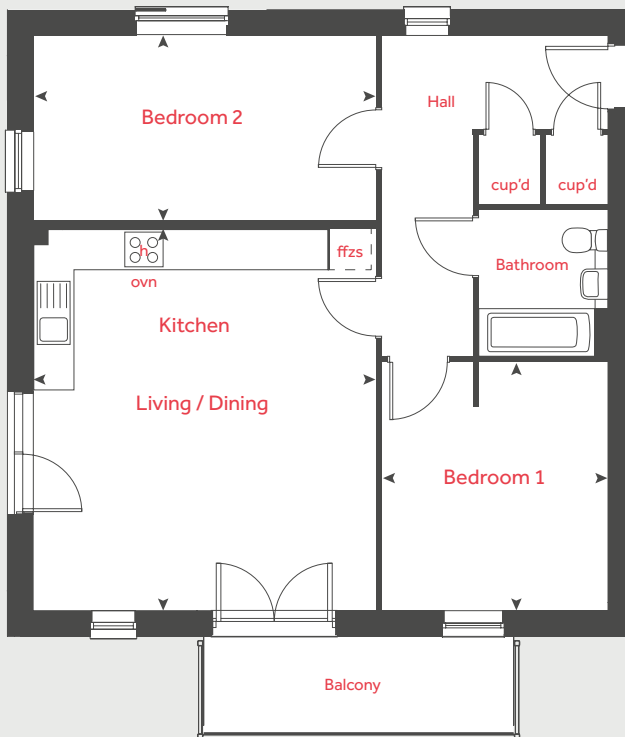
Linden
HOMES

The Robin

Block 2

2 bedroom apartment

Homes 45-60



Ground Floor

Kitchen / Living / Dining Area

5.02m x 5.60m 16'6" x 18'5"

Bedroom 1

3.32m x 3.65m 10'11" x 12'0"

Bedroom 2

5.02m x 2.71m 16'6" x 8'11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

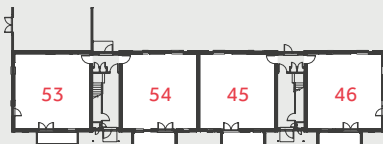
* Plots 46, 48, 50, 52, 54, 56, 58 and 60 are handed plots to floorplan shown here.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

04.25

Ground Floor



First Floor



Second Floor



Third Floor



Linden
HOMES



The Swallow Block 3

2 bedroom apartment

The Brooklands

Dovercourt Road, Horfield,
Bristol, BS7 9SH | 01722 205 4359

lindenhomes.co.uk



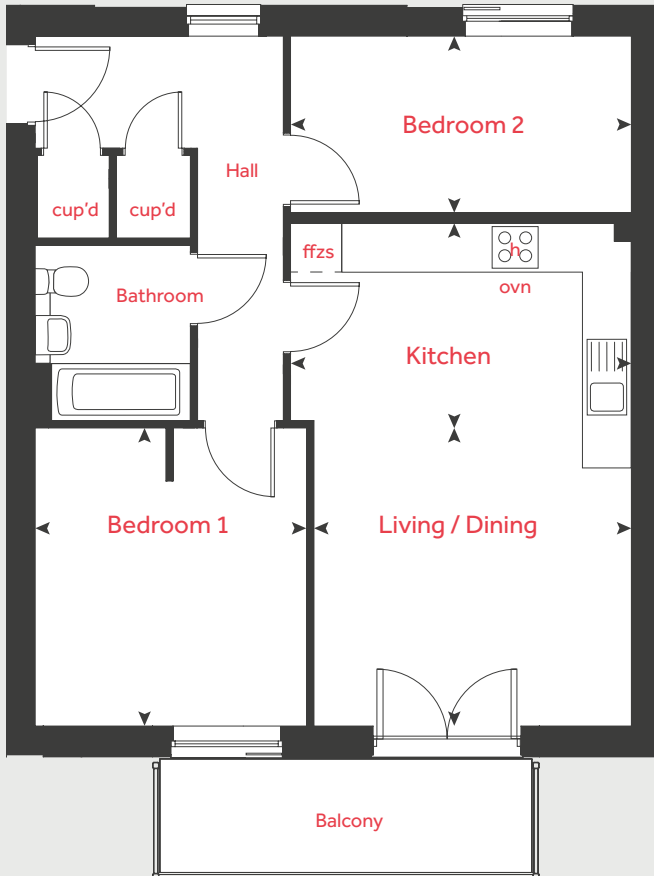
Linden
HOMES

The Swallow

Block 3

2 bedroom apartment

Homes 61, 64, 65, 68, 69, 72, 73 & 76



Living / Dining Area

3.88m x 3.15m 12'9" x 10'4"

Kitchen

4.17m x 3.00m 13'8" x 9'10"

Bedroom 1

3.32m x 3.65m 10'11" x 12'0"

Bedroom 2

4.17m x 2.16m 13'8" x 7'1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

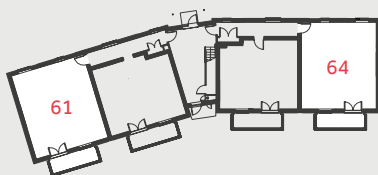
* Plots 61, 65, 69 and 73 are handed plots to floorplan shown here.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

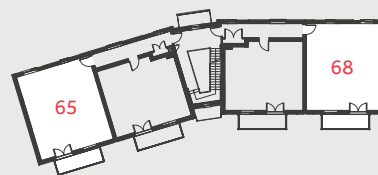
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

04.25

Ground Floor



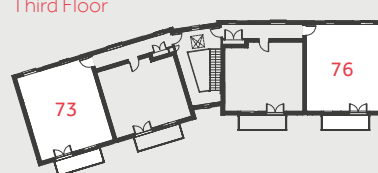
First Floor



Second Floor



Third Floor



Linden
HOMES



The Finch Block 3

1 bedroom apartment

The Brooklands

Dovercourt Road, Horfield,
Bristol, BS7 9SH | 01722 205 4359

lindenhomes.co.uk



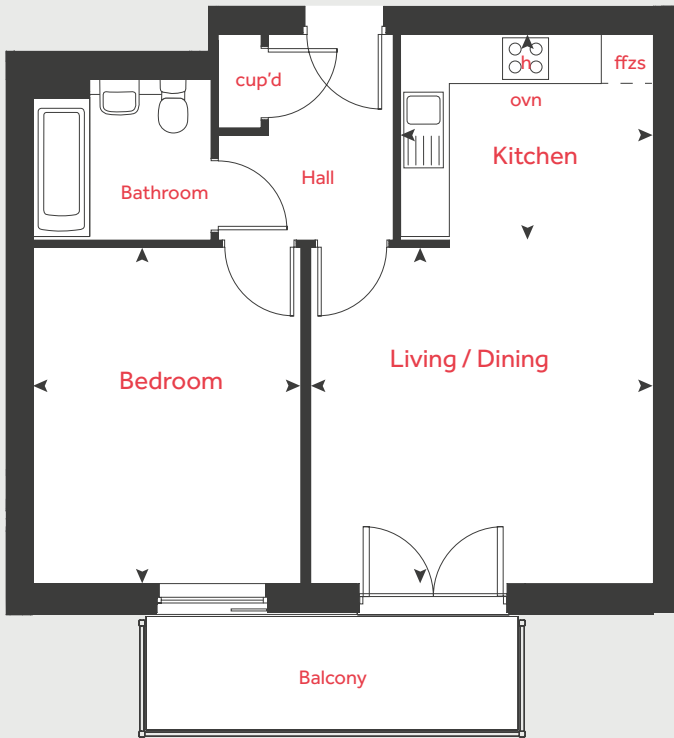
Linden
HOMES

The Finch

Block 3

1 bedroom apartment

Homes 62, 63, 66, 67, 70, 71, 74 & 75



Kitchen

3.10m x 2.52m 10'2" x 8'3"

Living / Dining Area

4.19m x 4.11m 13'9" x 13'6"

Bedroom

3.28m x 4.11m 10'9" x 13'6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

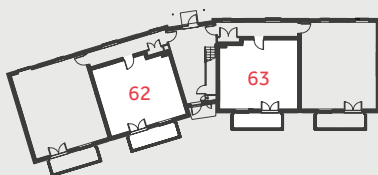
* Plots 62, 66, 70 and 74 are handed plots to floorplan shown here.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

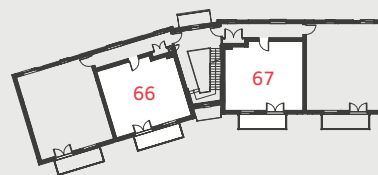
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

04.25

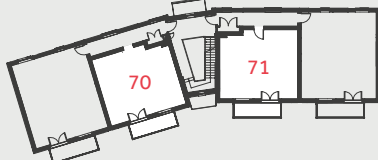
Ground Floor



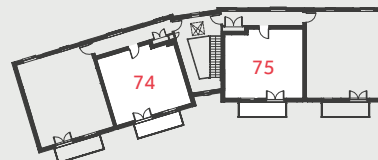
First Floor



Second Floor



Third Floor



Linden
HOMES